179.0	0008	0009.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,400 / 672,400
					USE VALUE:	672,400 / 672,400
					ASSESSED:	672,400 / 672,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MULCAHY JULIANN TRS
Owner 2:	FLAHERTY REAL ESTATE TRUST
Owner 3:	
Street 1:	29 BROWNING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FLAHERTY COLEMAN J/MARY E -
Owner 2:	-
Street 1:	29 BROWNING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1252 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7034.000	229,900	800	441,700	672,400
Total Card	0.161	229,900	800	441,700	672,400
Total Parcel	0.161	229,900	800	441,700	672,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.06 | /Parcel: 537.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122138

GIS Ref

GIS Ref

Insp Date 07/12/18

!14143!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0008-0009.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	229,900	800	7,034.	441,700	672,400		Year end	12/23/2021
2021	101	FV	221,800	800	7,034.	441,700	664,300		Year End Roll	12/10/2020
2020	101	FV	221,800	800	7,034.	441,700	664,300	664,300	Year End Roll	12/18/2019
2019	101	FV	195,000	800	7,034.	441,700	637,500	637,500	Year End Roll	1/3/2019
2018	101	FV	194,600	800	7,034.	372,300	567,700	567,700	Year End Roll	12/20/2017
2017	101	FV	194,600	800	7,034.	340,800	536,200	536,200	Year End Roll	1/3/2017
2016	101	FV	194,600	800	7,034.	290,300	485,700	485,700	Year End	1/4/2016
2015	101	FV	193,700	900	7,034.	252,400	447,000	447,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:25:08

LAST REV

Date	Time
07/27/18	11:10:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14143

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY COLEMA	50497-450		12/20/2007	Family	1	No	No		
HOOVER BRIAN G	50497-448		12/20/2007		428,000	No	No		
CROCKER DAVID/E	22658-89		11/24/1992		218,900	No	No		Y

USER DEFINED

Prior Id # 1:	122138
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/1993	157		6,000					WDK 20X14

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	BS	Barbara S
10/14/2008	Meas/Inspect	189	PATRIOT
1/5/2000	Measured	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7034		Sq. Ft.	Site		0	70.	0.90	7									441,714						441,700	

Total AC/HA:	0.16148	Total SF/SM:	7034	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	441,714	Spl Credit		Total:	441,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00289965
Adj $ / SQ:	135.391
Other Features:	88440
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312374
Depreciation:	82467
Depreciated Total:	229907

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

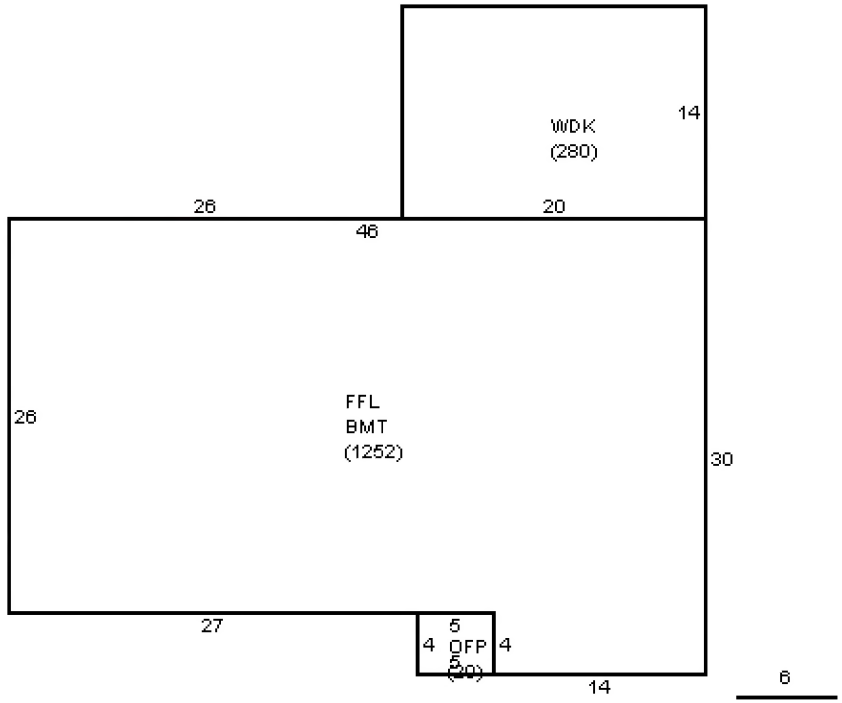
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.39
Special Features:	0	Val/Su Net:	81.99
Final Total:	229900	Val/Su SzAd	183.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,252	40.620	50,853
FFL	First Floor	1,252	135.390	169,510
WDK	Deck	280	9.600	2,688
OFP	Open Porch	20	44.130	883

Net Sketched Area:	2,804	Total:	223,934
Size Ad	1252	Gross Area	2804	FinArea	1252
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0008-0009.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X14	A	AV	1990	7.43	T	23.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800